



# Freehold Residential Purchase & Sale Pricing

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Our fees (as at August 2021) cover all of the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

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## Conveyancer's fees and disbursements

Legal fees

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### VALUE OF PROPERTY FREEHOLD PURCHASE

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UP TO 70K	£850.00 + VAT
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70k to 150k	£1000.00 + VAT
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150k to 250k	£1250.00+ VAT
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250k to 350k	£1500.00+ VAT
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350k to 450k	£1700.00+ VAT
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450k to 550k	£1850.00+ VAT
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550k to 650k	£2000.00+ VAT
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650k to 750k	£2150.00+ VAT
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750k to 850k	£2275.00+ VAT
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850k to 1M	£2500.00+ VAT
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1M upwards	£2800+VAT
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Electronic money transfer fee £45 per transfer

**We do not pay Referral fees for our work**

Our fees are based on the following assumptions:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- that the property is registered
- that the property is not new build
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation



- no indemnity policies are required. Additional third party costs may apply if indemnity policies are required.

## Third Party Costs

We handle the payment of third party costs on your behalf to ensure a smoother process.

- Search fees £350 inclusive of VAT (Price may vary according to plot size)
- Land Registry Official Search of Title - £7 each
- Bankruptcy Searches - £2 per person
- HM Land Registry fee – Dependent on property value please see: <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees#scale-1-fees>
- Stamp Duty or Land Tax (on purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here](#).

## How long will my house purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 8-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer with no onward chain, it could take 6 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months. In such a situation additional charges would apply.

## Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax



- Deal with application for registration at Land Registry

## Freehold Residential Sale Pricing

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Our fees cover all of the work required to complete the sale of your home.

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### Conveyancer's fees and third party costs

- Legal fees

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#### VALUE OF PROPERTY FREEHOLD SALE

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UP TO 100K	£650.00 + VAT
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100k to 200k	£750.00+ VAT
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200k to 300k	£850.00+ VAT
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300k to 400k	£950.00+ VAT
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400k to 500k	£1050.00+ VAT
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500k to 600k	£1150.00+ VAT
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600k to 700k	£1250.00+ VAT
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700k to 800k	£1350.00+ VAT
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800k to 900k	£1450.00+ VAT
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900k to 1M	£1550.00+ VAT
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1M upwards	£1700+VAT
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Electronic money transfer fee £45 per transfer

**We do not pay Referral fees for our work**

Our fees are based on the following assumptions:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- that the property is registered
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional third party costs may apply if indemnity policies are required.



## Third Party Costs

We handle the payment of third party costs on your behalf to ensure a smoother process.

- Official Copies of Register of Title and Plan - £7
- Documents referred to in Register (where applicable) - £7 each

## How long will my sale take?

How long it will take from your accepting the offer until you can move out/complete the sale will depend on a number of factors. The average process takes between 8-10 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you have a cash buyer with no onward chain, it could take 6 weeks. However, if you are selling a leasehold property that requires an extension of the lease, this can take significantly longer, between 3 and 6 months. In such a situation additional charges would apply.

## Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Complete property information forms
- Draft contract documents and send to buyer's solicitor
- Receive and reply to any enquiries from the buyer's solicitor
- Send final contract to you for signature and transfer deed
- Agree completion date (date from which the buyer will own the property)
- Exchange contracts and notify you that this has happened
- Complete sale
- Repay any mortgage
- Account to you with sale proceeds
- Pay estate agents' fees